

RESPONSES OF GREEN TOWNSHIP VOTERS

ON THE ISSUE OF RURAL ZONING

BY

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&
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PREFACE

Surveys conducted by the Wayne County Citizens' Action Task Force, the Regional Planning Commission and others have shown that rural zoning is at or near the top of the list of major concerns facing the county.

Yet there was no organized effort in the county for the purpose of translating this expressed concern into tangible action. In response to this concern the Executive Committee of the Citizens' Task Force initiated action by appointing a Rural Zoning Sub-Committee. On March 20, 1975, the work of the sub-committee resulted in the formation of a new organization called Wayne Land Use Services (WLUS) Committee. The purpose of the new group was to function as a service and clearinghouse organization for rural zoning.

A sampling of rural opinions has shown there is much misunderstanding and lack of knowledge about rural zoning. The WLUS Committee decided one of their first functions would be to assist township leaders conduct an opinion survey to discover how people in the township feel about rural zoning. The committee asked Dale Glass, Wayne County Extension Agent, Community Resource Development, to take the lead in preparing a brief questionnaire which could be used to sample township opinion.

Glass requested the assistance of Dr. Howard Phillips and John Rohrer of the Ohio State University Cooperative Extension Service and Larry Summers of the Wayne County Regional Planning Commission. A questionnaire was developed and pre-tested with 44 Grange officers and 14 Farm Bureau Councils. Several changes were made and a final draft was prepared.

The WLUS Committee then sent the questionnaire and other related information to Township Trustees and community leaders and offered to conduct a survey in any township making a request. The Smithville Ruritan Club, in response to local citizen interest and after discussing the matter with the Green Township Trustees, asked the survey be conducted in their township. The Club agreed to pay cost of postage and assist with follow-up. The WLUS Committee obtained the assistance of the Wayne County Regional Planning Commission who agreed to pay cost of printing questionnaires and other related costs. The Wayne County Cooperative Extension Service printed the questionnaires, prepared the mailing and processed the returned questionnaires. The Ohio State University Cooperative Extension Service ran a computer analysis on the survey results. The Wayne County Extension Office then prepared and printed this report.

INTRODUCTION

Wayne County with its mix of cultural, agricultural and industrial activities is in a rapidly growing area of northeast Ohio. It is close to large expanding urban centers with good transportation arteries and its favorable soil and topographic conditions has resulted in development pressures over much of the county. As these pressures increased, mechanisms such as subdivision regulations, building codes and stricter health regulations were required to help people resolve encroachments, infringements and disruptions of orderly living. Continuing pressures of growth and change resulted in a county-wide vote in 1971 to enact a rural zoning resolution. However, this failed throughout the county.

Two major development proposals have since confronted residents of Wayne County. The pressures of progress and growth once again brought land use concerns into focus. Wayne County was selected as a proposed site for a huge northeastern Ohio jetport. This met with solid opposition. A large condominium campground was proposed for Congress Township. This also met with determined opposition.

The result of these two proposals sent a shock wave throughout the county which demonstrated to many people that some form of growth planning should again be given serious consideration. The action of the Citizens' Task Force was in direct response to the renewed interest in rural zoning by many concerned people.

HOW THE STUDY WAS CONDUCTED IN GREEN TOWNSHIP

It was determined that the least cost, most effective survey method would be to select a random sample of 10 percent of the registered voters living outside of the incorporated areas of Green Township. A random sample of 120 names was obtained by selecting every 10th name on the list of registered voters maintained by the Wayne County Board of Elections as of June 16, 1976. A questionnaire and letter explaining the survey was sent to this list. A self-addressed, postage-paid envelope was included which respondent could use to return questionnaire. Also enclosed was an information card with the voter being asked to give his name and return it with the questionnaire or mail it separately. Ninety-five percent of the respondents enclosed the card with the questionnaire. The purpose of the card was to assist in making follow-up contacts with non-respondents. The card idea also helped keep the names of respondents confidential since no names

appeared on the questionnaire itself.

Of the 120 questionnaires mailed, 108 were returned resulting in a 90 percent response.

Two methods were used to encourage a response. First, about a week after the first mailing an effort was made to reach by telephone all non-respondents and request they retransmit the questionnaire. A few days later follow-up questionnaires were mailed to those not responding.

About a week later attempts were made to contact by telephone persons who had not responded to the second mailing. The work of the follow-up committee from the Ruritan Club greatly assisted in obtaining the 90 percent response.

PROFILE OF GREEN TOWNSHIP VOTERS AS DETERMINED
FROM A RANDOM SAMPLE OF 108 RESPONDENTS
SUMMER, 1976

RESIDENCE

Response	Number	Percent
Rural - Farm	36	33
Rural Residence Non-Farm	64	60
No Answer	8	7
TOTAL	108	100

LENGTH OF RESIDENCE

Years	Number	Percent
Less Than 10 Years	33	30
Ten Years or More	75	70
TOTAL	108	100

PRIMARY OCCUPATION OF CHIEF WAGE EARNER

Occupation	Number	Percent
Craftsman	18	17
Retired, Clerical, Drivers Laborers, Self Employed	39	36
Professional	13	12
Managers & Sales	8	7
Farmers	15	14
No Information or Reply	15	14
TOTALS	108	100

TYPE OF DWELLING

Type	Number	Percent
One Family House	88	81
Duplex	4	4
Apartment	1	1
Mobile Home	7	7
No Answer	8	7
TOTAL	108	100

INCOME SOURCES

Source	Number	Percent
No Income From Farming	13	12
Some Income From Farming	20	19
Majority From Farming	62	57
No Answer	13	12
TOTAL	108	100

LAND OWNERSHIP

Was Land Owned Where Respondent Lived	Number	Percent
Yes	76	70
No	19	18
No Answer	13	12
TOTAL	108	100

RESPONSES OF A SAMPLE POPULATION OF REGISTERED VOTERS OF
GREEN TOWNSHIP TO 17 QUESTIONS ASKED DURING A RURAL ZONING SURVEY
CONDUCTED BY WAYNE LAND USE SERVICES COMMITTEE
1976

Four attitudinal questions were asked to township voters about the rural zoning issue.

	Green Twp. Percent
14. Based on what I now know:	
I tend to favor rural zoning	35
I tend not to favor rural zoning	14
I am undecided about rural zoning	39
No Answer	12

17. In Ohio, rural zoning must be approved by a majority vote of the people in each township. Would you like to see a new rural zoning resolution brought to a vote in your township?	
	Percent
Yes	49
No	17
Undecided	34

16. Do you think rural zoning is needed?	
	Percent
It is too late now	2
It is needed now	41
It will be needed in the future	21
It will never be needed	11
Other (write in)	11
No Answer	14

15. Rural zoning was voted on in this township in 1971. Do you think your neighbors have changed their opinions since 1971?	
	Percent
Yes	7
No	19
Don't know	65
No answer	9

Attitudes of township voters toward the use of land it controls by rural zoning.

8. Our best agricultural land should be reserved for agricultural purposes only.	
	Percent
Strongly agree	47
Agree	28
Undecided	6
Strongly Disagree	3
Disagree	6
No Answer	10

10. I should have a right to sell my land to anybody for any purpose.

Green Twp.

	Percent
Strongly agree	12
Agree	19
Undecided	19
Disagree	28
Strongly disagree	9
No answer	13

12. My neighbor should have a right to sell his land to anybody for any purpose.

	Percent
Strongly agree	8
Agree	17
Undecided	20
Disagree	32
Strongly disagree	10
No Answer	13

9. Regulated land use and planned development is as important in rural areas as in the cities.

	Percent
Strongly agree	23
Agree	39
Undecided	9
Disagree	14
Strongly disagree	5
No answer	10

11. Rural zoning could help to prevent undesirable growth and development.

	Percent
Strongly agree	20
Agree	46
Undecided	15
Disagree	3
Strongly disagree	3
No Answer	13

13. In general, people in our township understand rural zoning:

	Percent
Moderately well	7
Some Information	27
Know little about it	52
Other	3
No answer	11

Four questions were developed to measure the knowledge of township voters concerning rural zoning.

1. Does rural zoning affect farming?

	Percent
Cannot restrict any farm operation	26
Restricts only where farmers can build barns	11
Restricts the location of fences	1
Restricts the hauling of manure	5
Don't know	45
No answer	12

2. Does rural zoning prevent a landowner from selling land for a homesite?	<u>Percent</u>
Yes	7
No	14
Depends on zoning resolution	55
Don't know	15
No answer	9

3. Does rural zoning restrict the location of mobile homes?	<u>Percent</u>
Yes	38
No	5
Depends on zoning resolution	38
Don't know	11
No answer	8

4. Does rural zoning restrict the development of junk yards, jetports, and condominium campgrounds?	<u>Percent</u>
Yes	50
No	2
Depends on zoning resolution	28
Don't Know	12
No answer	8

Three additional questions were asked to learn about the extent of interest and knowledge of township voters about rural zoning.

5. Do you know someone who lives in another township in or outside the county that has rural zoning?	<u>Percent</u>
Yes	27
No	65
No answer	8

6. Would you be willing to attend educational meetings to learn more about rural zoning?	<u>Percent</u>
Yes	35
No	15
Undecided	40
No answer	10

7. Do you know your current township representative on the Wayne County Reginal Planning commission?	<u>Percent</u>
Yes	20
No	80

Table 1

Response of Green Township Voters to the question:

Based on what I now know: (a) I tend to favor rural zoning, (b) I tend not to favor rural zoning, (c) I am undecided about rural zoning.

Summer 1976

Response	Number	Percent
Tend to favor	38	35
Tend not to favor	15	14
Undecided	42	39
No answer	13	12
TOTAL	108	100

Table 2

Response of Green Township voters to the question:

Do you thing zoning is needed? Summer 1976

Response	Number	Percent
Needed now	44	41
Will be needed	23	21
Will never be needed	12	11
To late now	2	2
No answer	27	25
TOTAL	108	100

Table 3

Rural zoning was voted on in this township in 1971. Do you think your neighbors have changed their opinions since 1971?
Summer 1976

Response	Number	Percent
Yes	7	7
No	20	19
Don't know	71	65
No answer	10	9
TOTALS	108	100

Table 4

Responses of Green Township voters to the question: Would you like to see a new rural zoning resolution brought to a vote in your township?
Summer 1976

Response	Number	Percent
Yes	44	41
No	15	14
Undecided	38	35
No answer	11	10
TOTALS	108	100

Table 5
Responses of Green Township voters to the question: Should our best
agricultural land be reserved for agricultural purposes only?
Summer 1976

Response	Number	Percent
Strongly agree	51	47
Agree	30	28
Undecided	7	6
Disagree	6	6
Strongly Disagree	3	3
No answer	11	10
TOTAL	108	100

Table 6
Responses of Green Township voters to the question: I should have a
right to sell my land to anybody for any purpose. Summer 1976

Response	Number	Percent
Strongly agree	13	12
Agree	21	19
Undecided	21	19
Disagree	30	28
Strongly disagree	9	9
No answer	14	13
TOTAL	108	100

Table 7

Response of Green township voters to the question: My neighbors should have a right to sell his land to anybody for any prupose. Summer 1976

Response	Number	Percent
Strongly agree	9	8
Agree	18	17
Undecided	22	20
Disagree	34	32
Strongly Disagree	11	10
No answer	14	13
TOTAL	108	100

Table 8

Response of Green Township voters to the question: Regulated land use and planned development is as important in rural areas as in the cities. Summer 1976

Response	Number	Percent
Strongly agree	25	23
Agree	42	39
Undecided	10	9
Disagree	15	14
Strongly disagree	5	5
No answer	11	10
TOTAL	108	100

Table 9

Response of Green Township voters to the question: Rural zoning could help to prevent undesirable growth and development. Summer 1976

Response	Number	Percent
Strongly agree	22	20
Agree	50	46
Undecided	16	15
Disagree	3	3
Strongly disagree	3	3
No answer	14	13
TOTALS	108	100

Table 10

Response of Green Township voters to the question: In general, people in our township understand rural zoning. Summer 1976

Response	Number	Percent
Very well	0	0
Moderately well	8	7
Some	29	27
Know little	56	52
Other	3	3
No answer	12	11
TOTALS	108	100

Table 11
Response of Green Township voters to the question: Does Rural
Zoning affect farming? Summer 1976

Response	Number	Percent
Cannot restrict	28	26
Restricts only barns	12	11
Restricts fence location	1	1
Restricts hauling manure	5	5
Don't know	49	45
No answer	13	12
TOTALS	108	100

Table 12
Response of Green Township voters to the question: Does rural
zoning restrict the location of mobile homes? Summer 1976

Response	Number	Percent
Yes	41	38
No	5	5
Depends on rural zoning resolution	41	38
Don't know	13	11
No answer	8	8
TOTALS	108	100

Table 13
Response of Green Township voters to the question: Does rural zoning prevent a landowner from selling land for homesite?
Summer 1976

Response	Number	Percent
Yes	8	7
No	15	14
Depends on rural zoning resolution	59	55
Don't know	16	15
No answer	10	9
TOTALS	108	100

Table 14
Response of Green Township voters to the question: Does rural zoning restrict the development of junk yards, jetports and condominium campgrounds? Summer 1976

Response	Number	Percent
Yes	54	50
No	2	2
Depends on rural zoning resolution	30	28
Don't know	13	12
No answer	9	8
TOTALS	108	100

Table 15

Response of Green Township voters to the question: Do you know someone who lives in another township in or outside the county that has rural zoning? Summer 1976

Response	Number	Percent
Yes	29	27
No	70	65
No answer	9	8
TOTALS	108	100

Table 16

Response of Green Township voters to the question: Would you be willing to attend educational meetings to learn more about rural zoning? Summer 1976

Response	Number	Percent
Yes	38	35
No	16	15
Undecided	43	40
No answer	11	10
TOTALS	108	100

Table 17
Response of Green Township voters to the question: Do you know
your current township representative on the Wayne County Regional
Planning Commission?

Response	Number	Percent
Yes	14	13
No	83	77
No answer	11	10
TOTALS	108	100

COMMENTS FOR WAYNE COUNTY

RURAL ZONING SURVEY

GREEN TOWNSHIP

QUESTION 5. Do you know someone who lives in another township in or outside the county that has rural zoning?

COMMENTS TO QUESTION 5.

1. Chippewa Township. They are glad they have it.
2. I think we need it.
3. Some like it - others don't - it is telling them what they can't do with their own property.
4. Those who have been restricted resent it, those who've been saved from a lifetime of unsightly surroundings are all for it.
5. Disappointed - they have three real estate developers on the zoning board, which is like putting a fox in charge of a chicken house.
6. They felt it has some advantages and also has some draw backs.
7. Don't like it.
8. Not good for community.
9. Never discussed it in depth but most people seem to favor it.
10. Too much regulating.
11. Varied.
12. Rural zoning protects the value of their homesite.
13. Regulations and resolutions are one thing - enforcement on a equitable basis is not likely.
14. It is a step in the right direction.
15. The people I know don't like it.
16. The investment they have in their property will not be jeopardized by new owners, buildings etc.
17. They live in the city and I'm almost sure they would be for it.
18. They are not too happy about it as a whole.
19. They think it's great.
20. For the most part they are satisfied.

21. They like it.
22. Never discussed it.
23. They are sick about it. (The rural landowners not city dwellers or. The crack brains trying to push "Rural Zoning")
24. It's O.K. with me, but I don't own much land.

QUESTION 6. Would you be willing to attend educational meetings to learn more about rural zoning?

COMMENTS TO QUESTION 6.

1. Interested but no time for more than one.
2. If brief and well presented.

QUESTION 8. Our best agricultural land should be reserved for agricultural purposes only.

COMMENTS TO QUESTION 8. - STRONGLY AGREE

1. If the land is good, it should be put to full use growing food.
2. I am not on a farm but this land must not be given up because of future farm use.
3. In Green Township we have the best agriculture land and therefore should be used for agriculture.
4. Very little good land is left and we need it all if we are to continue to feed our people.
5. If we are to produce all the food we can we need all the best land.
6. Our country needs all the farmable land it can possibly get.
7. Farmers are the back bone of the community.
8. Because there is a shortage of good tillable, productive farm land.
9. I feel that good farm land is going fast enough.
10. You can build a home or factory on any land but to build a good quality crop for food we need the best agricultural land.
11. Need all the farming land we can get to provide crops.
12. We need good land to produce food.
13. Without farmers no food - the more people and houses the more problems.

14. Housing can be sought and also beautify and conserve hilly wasteland. Factories should be built on poor soil and should be several stories high if possible.
15. Population is growing and we need more food.
16. Much good farmland is already used differently. If more is used, someday we may need it with the population increase.
17. We must assure ourselves of a plentiful food supply.
18. The property owner should determine what is best concerning his land use. No one forces farmers to sell.
19. Good land is badly needed and such as is in our township should be used for agriculture. It seems the best stewardship.
20. We need to conserve the land we have for food production.
21. Nothing is more important than food growth.
22. We need farm land for food crops. Do not need more shopping centers, banks, filling stations.
23. To produce food and to conserve soil, create jobs.
24. Very essential to the welfare of our country.
25. Necessary to supply more food as population increases.
26. We need all the food we can get.
27. Because good land should be used for growing food to supply the demand.
28. May be needed in the future.
29. We need our best land to feed our people and livestock.
30. To help the food situation.
31. It's a must to keep agricultural land agricultural.
32. Needed food for future living.
33. If we lose our farm land who will keep up with feeding the population.
34. We need to use this best land to produce food.
35. As population increases we need more natural land benefits, such as produce.
36. For crops.
37. Natural resources need to be preserved.

38. I like to eat as well as most others I know.
39. Easier to farm the good farm land and less upkeep.
40. Too much farm land is being destroyed. We must have food to eat as well as these other purposes.
41. We feed the world.
42. For obvious reasons - God! - what an insane statement!
43. We need all the land we can get for farmers. These are bread and butter.
44. If I don't strongly agree I am blind to the future.
45. Because townspeople are taking away good farm land for building purposes.

COMMENTS TO QUESTION 8 - AGREE

1. In not the distant future we will need all our good land for food production.
2. Since land is becoming more scarcer and food shortages predicted for the future we should preserve our agricultural land now.
3. We are going to need farm land.
4. Save the land for farming purposes.
5. Farming is necessary and people willing to farm should have land available to them.
6. I believe good fertile land should be developed to its fullest potential - that being farming.
7. It only makes sense to do it this way. It is more efficient.
8. In time we will need the agriculture space.
9. Its the farmers means of income and supplies food for our people as well as to share with others.
10. To stop the loss of good fields to houses and mobile homes.
11. With exceptions. Only is a strong word.
12. Food production is important in view of world needs.
13. Too much of good farm land is being taken for matters which could be built elsewhere.
14. Simply don't think paving and spoiling more and more good agricultural land is the best trend to keep.

15. We need land for agricultural needs.
16. Because agriculture products are necessary for our welfare.
17. If it is good for agriculture then it should be used so.
18. We are going to need all of our agricultural land in the future.
19. To grow things we need to eat and for the farmer use.
20. We need this land for farming.
21. We need all the food that can be produced to feed the amount of people we have. Also it is hard to reclaim land which has been destroyed and concrete, etc.
22. Land that is best for growing should be used for the purpose due to greater yield of crops - other land can be used for other projects without problems.

COMMENTS ON QUESTION 8 - UNDECIDED

1. The owner should determine for what purpose the land should be used.
2. Agriculture is vital - but people need housing and communities need services which take space. Even some farmers need part-time business operations to survive.
3. We all have to eat but we also have to live some place.

COMMENTS ON QUESTION 8 - DISAGREE

1. Not necessarily.
2. If a farmer is aging and has a son or daughter to take over he should be free to build a home on his own land for he and his wife to enjoy their retirement together.
3. As a farmer I wish it were this way - but also feel this violates "free enterprise" and I find this undesirable.
4. Because too close to large cities.
5. It would seem best land should be farms; it also seems unfair to owner to de-value his land.

COMMENTS ON QUESTION 8 - STRONGLY DISAGREE

1. A man should have the right to do with his land what he wants too.
2. Should have right to sell to anyone.

QUESTION 9. Regulated land use and planned development is as important in rural areas as in the cities.

COMMENTS ON QUESTION 9 - STRONGLY AGREE

1. Our fertile farms will be swallowed up by industry, trailer courts, junk yards.
2. Keep allotments in one place and farming land by itself, do not mix one with other too much.
3. Helps keep our land at a decent value.
4. If you would do this and that with rural areas without planning you could ruin a whole city area.
5. Because of the movement of country.
6. In the future more so.
7. Some land uses are not compatible with one another.
8. It helps prevent shabby-looking buildings, junk yards etc.
9. Obvious
10. Improper and unsightly land lowers the value of buildings and land in that area.
11. Just important to have our rural areas neat as to have the cities planned.
12. To get the most out of what land is but suited for especially where food is concerned in anticipation of a food shortage - 10 years hence.
13. We need to look ahead.
14. To me farm land with the farm homes are about the only thing left that I call beautiful and I'm no farmer.
15. Conserve farm land.

COMMENTS ON QUESTION 9 - AGREE

1. To save out best agricultural land for farm use.
2. Since land is becoming more scarcer and food shortages predicted for the future, we should preserve our agriculture land now.
3. It would keep agriculturally good land used for growing food.
4. Unplanned use of rural land will result in extremely high prices in farm land and limited farm production as a result.
5. I think we need regulations.
6. People living in rural areas are proud of their homes too and care what is around their land.
7. If land use is not regulated in rural areas, much good rich land could end up with housing developments instead of productive fields.
8. Again - I would agree as long as it does not violate our basic system of free enterprise.
9. To a certain extent, such as land fills and factories should have restrictions.
10. In most cases.
11. Would allow only for certain things which would be a good thing.
12. To stop the loss of good fields to houses and mobile homes.
13. It is good for future of the area. It would keep industries away from the residential sections.
14. Would like to see reasonable restrictions to keep this area as the majority of the residents want it.
15. For agricultural purpose and to keep undesirable business from wasting good land.
16. I'm not sure I fully understand it to strongly agree.
17. Because these are certain things that I wouldn't want next to my home.
18. We need to plan ahead for the future.
19. It is a shame to cover good land with concrete or homes and let bad land stand which is unuseable for farming.
20. We must always have controls or people will abuse our lands. Not "too" strict though.

COMMENTS ON QUESTION 9 - AGREE

21. As long as competent and intelligent people were organizing it (honest people).
22. As our nation is growing we should and must make the most of all we have to use properly.

COMMENTS ON QUESTION 9 - UNDECIDED

1. I don't know.

COMMENTS ON QUESTION 9 - DISAGREE

1. Let the farmers sell his land for what he wants to if for development.
2. I feel a person should have control of the use of his land (within reason).
3. No. because in rural areas you have farmers which need to use the land in certain ways.
4. The rural areas should be saved for farming.
5. Do not need more government telling us what to do.
6. I do not think that we have the same situation as cities.
7. Should be able to put on your land anything you want.
8. There are less complications but zoning may still be necessary.
9. The government should not tell you what to use your own land for.

COMMENTS ON QUESTION 9 - STRONGLY DISAGREE

1. Peoples needs come before our desire for beauty. I love people!
2. Keep the farm by itself and the city by itself - another cause for more money.
3. In urban centers there is more need for regulations because concentration of activity - commercial and social.
4. Look at the cities!! Even Wooster. What did zoning do for them except knock values down as blacks and white trash moved in.

QUESTION 10 - I should have a right to sell my land to anybody for any purpose.

COMMENTS ON QUESTION 10 - STRONGLY AGREE

1. Because it is my land - no one tells me what to do with it.
2. Investors can capitelize on land making cheap housing developments or mobile homes resulting in destruction of rural areas.
3. What is desirable in one period of time to one group of people rapidly changes.
4. Only when it improves the area.
5. Not factories out in good country soil.
6. But one must consider his neighbor who is in farming business.
7. I have no choice now because "no zoning" has allowed business in the neighborhood.
8. If there is a willing buyer and a willing seller. Reasonable health and safety factors are complied with then there should be no ones right to interfere.
9. As long as neighbors are not wrongly affected.
10. If its your land bought and paid for you should be able to sell it whom you want.
11. Undesirable growth by whose opinion or definition?

COMMENTS ON QUESTION 10 - AGREE

1. Yes and what size he would want to sell for lots or trailer.
2. So long as it won't destroy the natural beauty and ecological balance of the community.
3. Because that is the rights of Americans.
4. My land is something that I have worked very hard to obtain and since I'm the one that worked for it, why should anyone be allowed to tell me what I can or cannot do with it.
5. This is a free country yet and I own my own land.
6. If I buy it and care for and develop it, its disposal should be my business.
7. Freedom of choice.
8. Providing area does not become an eye-sore to community.
9. Would like to see reasonable restrictions to keep this area as the majority of the residents want it.

COMMENTS ON QUESTION 10 - AGREE

10. I think best interests should be considered.
11. Within limits.
12. If I don't have this right, to me it isn't a free country.
13. For house trailers or basement home whatever they want.
14. Only partially. Some things could devalue or ruin the other properties around.
15. I should be able to sell my land to anybody, even if they wanted to put a factory on it.
16. It is not against public welfare for the future.
17. The basis of our country - "freedom".

COMMENTS ON QUESTION 10 - UNDECIDED

1. Right to sell is sacred but we still need our good farm land and would be kept for farming.
2. I would like to keep Green Twp. agricultural, but don't know if I would sell to just anyone.
3. As long as it will have no adverse effect on my neighbors.
4. I think common sense should prevail here. I would resent a rural counterpart of suburban regulations requiring certain types of planting, etc.! But agree that auto junkyards make bad neighbors.
5. I do not think I would sell my land to anyone if I know before hand what he intended to use it for (with restrictions on it).
6. I am undecided because I would want the land to be used for the best things in regards to the neighborhood but I would still like the right to decide who to sell to myself.
7. It depends on the individual situation.
8. This is a free country and I can see why farmers would feel this way.
9. I would not sell to a junkyard or race track, but for home building I would.
10. Farmers need the right to help decide.
11. That would depend on what for - others feelings and interests should be considered.
12. I think this is correct, within reason. It's morally wrong to sell your land to someone who will build something detrimental to your neighbors.

COMMENTS ON QUESTION 10 - DISAGREE

1. I wouldn't want my next door neighbor to sell to someone who may put in, say a used car lot. I'm sure my neighbors feel the same way.
2. If you do so it affects the whole community if you make a wrong decision.
3. I disagree because I wouldn't want my neighbors to do that to me.
4. Neighbors wishes should be respected as if you yourself were living there.
5. Localities and neighborhoods should be upgraded.
6. I should have a right to sell my land to "anybody" but not for any purpose!
7. Would not want to do that. Do not want any old body or any no goods or trash in neighborhood.
8. Who I sell to has a big effect on the value of their investment.
9. Do not want junkyards and irregular building.
10. My freedom ends at the other persons nose. In other words, if it would be used to the communities detriment it wouldn't be right or wise.
11. No junkyard.
12. Preserve the beauty of home sites and insure continued farm productivity without outside influences interfering.
13. You should think of your neighbors.
14. For agricultural or someother worthwhile purpose. But not for undesirable development.
15. Probably we should stop being greedy and use land to best use.
16. We have to think of how it affects other people.
17. Some purposes are undesirable so far as living close by.
18. Because certain types of factories could be injurious to cattle.
19. There should be some restrictions.
20. Different areas for different purposes.
21. I must not depreciate the value of my neighbors property or in any way infringe upon his rights.

COMMENTS ON QUESTION 10 - STRONGLY DISAGREE

1. But I wouldn't sell for just any purpose. But I should have freedom.
2. Wouldn't want someone to come in with a pig farm and etc.

COMMENTS ON QUESTION 10 - STRONGLY DISAGREE

3. I have a responsibility to my neighbors not to lower their property value or sell to undesirables.
4. We need rural zoning to prevent this because it depreciates the value of property.
5. Too many would stop at nothing for that quick dollar.
6. Here again it would go for construction.

QUESTION 11 - Rural zoning could help to prevent undesirable growth and development.

COMMENTS ON QUESTION 11 - STRONGLY AGREE

1. Investors can capitalize on land making housing developments or mobile homes resulting in destruction of rural areas.
2. But people are still more important than our desires. "The earth is the Lord's", not ours.
3. Keeps industry, junkyards, etc. in one area. Planning is good.
4. Let's keep the country in the country.
5. If desirable people help set it up.
6. Should stop undesirable industries.
7. As an example I would deem it undesirable to have a trailer park, junkyard and etc. go in behind my residence.
8. By helping to regulate kinds of growth.
9. Better late than never.
10. I wouldn't want an atomic factory in my backyard.
11. Keeping farm land for that purpose.

COMMENTS ON QUESTION 11 - AGREE

1. Factories and house trailers, junkyards restricted.
2. Probably is true.
3. Help to have home painted and repair would help the countryside.
4. Keep undesirable sites out such as junkyards.
5. This, I believe, is unquestionably true and is needed.
6. Because the government would be able to regulate the type of development and growth.
7. If it is a law people will have to clean up their places.

COMMENTS ON QUESTION 11 - AGREE

8. Depends on the type of growth you're speaking of, such as landfills and factories, yes it would help.
9. Yes, because I wouldn't want to put \$50,000 or more in a home and someone put a trailer or low income apartments at my door.
10. We live in a good neighborhood and we don't want to hurt them by undersirable growth.
11. Keep from cluttering.
12. To stop good fields turning into mobile homes or house alotments. I would like to see a house built, but must have 20-40 acres.
13. Could become too regulated and red-taped.
14. It could prevent whatever the people don't want around.
15. Should do this, but have heard of cases where persons of influence have gotten zoning laws changed to suit their purposes.
16. Would depend on zoning resolution.
17. If it would not help zoning would not be much good.
18. Residential and commercial mixed makes residential areas go downhill.
19. But there is always controversy on what is desirable and what isn't.
20. To help the environment.
21. Will help in a more systematic development.
22. It would keep necessary eye sores out of site.

COMMENTS ON QUESTION 11 - UNDECIDED

1. Probably could if it was strictly enforced.
2. Some areas could be zoned for manufacturing which would make that area undesirable.
3. Anything that is noisy and disturbs the peace, I would not like.
4. I don't understand completely what rural zoning is about.
5. Would care not to have junkyard or maybe colored people too close.
6. I don't understand zoning that much.

COMMENTS ON QUESTION 11 - DISAGREE

1. A man should have the right to do with his land what he wants.
2. This is another money racket for the rich and hurting the poor.
3. Check Wooster-Orrville-Doylestown-Chippewa Twp.-Cleveland. Is there still undesirable growth and development in these areas?

COMMENTS ON QUESTION 11 - STRONGLY DISAGREE

1. Undesirable growth by whose opinion or definition?

QUESTION 12 - My neighbor should have a right to sell his land to anybody for any purpose.

COMMENTS ON QUESTION 12 - STRONGLY AGREE

1. He ought to have the same freedom as I wish for myself.
2. A man should have the right to do with his land what he wants too.
3. But one must consider his neighbor who is in farming business.
4. I'll do the same if a neighborhood is changing then we all make adjustments in own best interest.
5. As long as the neighbors are not harmed or dangerously affected.
6. I think best interests should be considered.
7. I don't think I should have the right-some for neighbors.
8. Free choice, free country. Why should 6 or 8 overpaid, underworked, people who could not survive in a competitive environment or likely have any skill, control what I own or do with what I own.

COMMENTS ON QUESTION 12 - AGREE

1. Yes, and if I find his choice unacceptable, I also have a choice to sell or stay.
2. As long as it won't destroy the natural beauty and ecological balance of the community.
3. Because that is the rights of Americans.
4. As stated above, I have a right to sell mine as I choose, so should he have the same right and for the same reason.
5. He owns it and he has paid for it so he has a right to sell it to anyone.
6. My freedom ends at the other persons nose. In other words, if it would be used to the communities detriment, it wouldn't be right.
7. If I buy it and care for and develop it, it's disposal should be my business.
8. But when it's farm land I feel it should stay in farming.
9. Providing it is not used for undesirable purposes.
10. If I don't have this right, to me it isn't a free country.
11. It's their land, they can do what they want with it.
12. He has the same rights as I do. Right of freedom.

COMMENTS ON QUESTION 12 - UNDECIDED

1. I would rather live beside a farm than a factory and keep the land as it is.
2. As long as it has no adverse effect on his neighbors.
3. I think common sense should prevail here. I would resent a rural counterpart of suburban regulations requiring certain types of planting, etc, but agree that auto junkyards make bad neighbors.
4. It depends on the individual situation.
5. He may sell to an undesirable.
6. This is a free country and I can see why farmers would feel this way.
7. I would hope that he would not sell to industry or business.
8. Farmers need the right to help decide.
9. Still would like to know what goes near me.
10. That would depend on what for--others feelings and interests should be considered.
11. I think this is correct within reason. It is morally wrong to sell your land to someone who will build something detrimental to your neighbors.

COMMENTS ON QUESTION 12 - DISAGREE

1. I wouldn't want my next door neighbor to sell to someone who may put in, say a used car lot. I'm sure my neighbors feel same way.
2. He might make a wrong decision for the neighborhood's good.
3. I disagree because I wouldn't want a factory to live beside me.
4. Sell to anybody he cares to for the land is his.
5. I wouldn't want to live beside just anything.
6. Whatmy neighbor does with his land is his business, although sometimes you wonder.
7. To sell to anybody "yes", but restricting the purpose for the property necessary to protect us and our investments.
8. Would not want neighbors to do what we would not do. Would have to be for a good purpose.
9. It could hurt the value of mine.
10. Do not want junkyards and irregular building.
11. Would not like to live next to some possible things that can be put into use near me.
12. He should think of other people and things instead of business.

COMMENTS ON QUESTION 12 - DISAGREE

13. For agricultural or someother worthwhile purpose, but not for undesirable development.
14. Probably we should stop being greedy and use land to best use.
15. He should think of others rights.
16. Some purposes are undesirable so far as living close by.
17. Because certain types of factories could be injurious to cattle.
18. There should be some restrictions.
19. Different areas for different purposes.
20. He could devalue my property if he didn't use sound judgement.

COMMENTS ON QUESTION 12 - STRONGLY DISAGREE

1. Investors capitolize on land making cheap housing development or mobile homes resulting in destruction of rural areas.
2. To keep it for what it's supposed to be.
3. I have a responsibility to my neighbors not to lower their property value or sell to undesirables.
4. However, my neighbor already has done so.
5. Infringes upon my rights, use of land, etc.
6. He may sell to a manufacturer of explosives.
7. Here again it would be for construction.

QUESTION 14 - BASED ON WHAT I NOW KNOW: A. I TEND TO FAVOR RURAL ZONING;
B. I TEND NOT TO FAVOR RURAL ZONING; C. I AM UNDECIDED
ABOUT RURAL ZONING.

COMMENTS ON QUESTION 14 - A.

1. To preserve agriculture land, prevent undesirable growth and development.
2. To keep agricultural areas that way and keep residential sections and factory sections apart or in a separate area.
3. So land use can be controlled, mainly to eliminate farmland from being cut up.
4. Zoning helps keep farm land as such. Keeps farmers from letting all their frontage be sold off. Keeps junkyards and trailers out.
5. I dislike seeing trailers in unplanned locations, they usually are poorly kept and eyesores.
6. I would like to know how zoning would affect me.

COMMENTS ON QUESTION 14 - A.

7. I would generally like to see good farmland put to good farm use, but would not want to exclude small home businesses which do not disturb regional ecology. And if kept within reason, I see no objection to some land being used for recreational purposes, such as golf or swimming or camping. (And I'm not much of a recreational person, so this is a purely objective reaction.) There should be protection from sheer junkiness and I'm all for standards, but I'm afraid of rigidity.
8. To keep best agricultural land for agriculture, prevent undesirable growth and development.
9. It keeps the factories and commercial areas separate from residential and improves the livability and appearance of a community. Zoning improves and protects.
10. To protect property values.
11. Want to keep factories out of the country where people are farming.
12. I'm interested in my investment as a farm, what effect is more houses and people have on me.
13. I hate to see dwellings go up all over the countryside. I also hate regulations though. I had to pay \$7 to have a water softener installation inspected! I hate bureaucracies and favoritism that sometimes prevail.
14. To protect your property.
15. I do believe in orderly development and regulation for dumps, junk, etc. (I am not an active farmer.)
16. For the good of the community in the future.
17. To protect my homesite.
18. It would insure better water supply to homes to be built and also a better constructed home to get more tax dollars.
19. Anything needs a plan for orderly progress, whether building a house, running a farm or business. So we need a plan for township development.
20. For agricultural reasons and for environmental reasons.
21. We need some way to control growth in the country.
22. Necessary for the orderly and practical utilization of rural land. Necessary to maintain the beauty of rural land.
23. If I build a \$40,000 home I don't want a junkyard beside it.
24. This would prevent junk cars and unused farm equipment around, unsightly mobile homes and too many mobile homes on owners land.
25. So our agricultural land wouldn't be wasted for some undesirable business or growth.

COMMENTS ON QUESTION 14 - A.

26. Main reason is to keep agricultural land for agriculture and not for industry or housing. Put houses on less desirable farm land.
27. Depending on how it is drawn up. I feel it would protect my interests.
28. Because it can give a long range view of the rural planning.
29. It can protect all landowners from unwanted business or development.
30. To help create a world in which both function and beauty are in complete harmony.
31. Think good farming land should be left as such. I think everyday farm land becomes more important to all of us as a source of food.
32. I feel there should always be some control of use of land.
33. To govern zoning for proper restrictions.
34. Only for protecting my rights and the rights of others. I would definitely not want to be "over" zoned.
35. More orderly public utility development, more economical development of residential areas.
36. The land will be used for intended use.

COMMENTS ON QUESTION 14 - B.

1. To leave the people use their land and build homes or house trailer and no set price on zoning.
2. I am not versed on all it's implications.
3. Our taxes are high enough already.
4. It only controls small operators.. Corporations will get it through the costs.
5. I want to do what I want with my land and don't care what anybody else does with theirs.
6. I fear regulation by unqualified people who will favor their "idealistic" views rather than the farmer who has worked hard to own his land.
7. Let the farming country to the farmers and the cities to the city people another bracket for the rich.
8. If you are informed about Wooster and their zoning problems you will realize that advantages can be taken by the economic dominated groups who control the machine of government.
9. Depends upon the restrictions. Zoning should only restrict detrimental growth but not to the point of being picky as to "who is allowed to paint owners house, etc." or put restrictions on farming.

COMMENTS ON QUESTION 14 - B.

10. I see no reason for a permit to build on own property. This is supposed to be a free country. Cost more money to taxpayer.
11. Too much governmental control.
12. Don't know that much about it.
13. Free choice, free country. Why should 6 or 8 overpaid, underworked people who could not survive in a competitive environment or likely have any skill, control what I own or do with what I own.

QUESTION 15 - RURAL ZONING WAS VOTED UPON IN THIS TOWNSHIP IN 1971. DO YOU THINK YOUR NEIGHBORS HAVE CHANGED THEIR OPINIONS SINCE 1971? Yes - No - Don't Know

- A. If yes, are they: more favorable, less favorable, other.
- B. If you think they have changed their opinions, what changed their mind?

COMMENTS ON QUESTION 15 - A.

1. Don't know. Do think if they understand it they would favor it.
2. Some of the newer residents who recently moved out from town are very much in favor of restricting "junk" single dwellings.
3. Don't trust our local federal intervention. Two neighbors live on opposite sides of a common road. Zoning will say: Neighbor #1 "You can only farm". Neighbor #2 "You may have allotment land." The "zoners" have now reduced the value of one farm. Their only security for their old age and the reason for their saving, working, skimping all these years. They say the zoners could care less. Fear a "tough luck" attitude.

COMMENTS ON QUESTION 15 - B.

1. Many mobile homes, etc. have moved in at random creating a less than desirable neighborhood.
2. The way things are run, if you have the right name and money you can change it.
3. Farm land has recently been sold for housing lots - cheap houses.
4. House trailers, pets, junkyards, barns could destroy the value of property.
5. We never discuss zoning. What a bore! Maybe it might be better to discuss the development of a park recreation area for county-township people?
6. Houses being built almost everywhere and selling lots forcing land prices up and making it financially harder to farm.
7. Better understanding - new building.

QUESTION 16 - DO YOU THINK RURAL ZONING IS NEEDED?

COMMENTS ON QUESTION 16.

1. Does not affect where we live as it is a restricted development.
2. We land owners are our best policemen to determine the use of our land.
3. I can go either way.
4. Zoning is a beautiful deal -- but I am strongly opposed to governmental interference in daily living. I feel the less we legislate the better protected our right will be.
5. May be needed in the future.
6. I don't think so.
7. Yes, but don't trust the enthusiasm of the zoners.
8. There might be one well thought out plan that may help to make neighborhoods more livable.
9. I'm not sure, would like to know more.
10. Depends on situation.
11. It may be needed.
12. I really don't know right now.

QUESTION 17 - IN OHIO, RURAL ZONING MUST BE APPROVED BY A MAJORITY VOTE OF THE PEOPLE IN EACH TOWNSHIP. WOULD YOU LIKE TO SEE NEW RURAL ZONING RESOLUTION BROUGHT TO A VOTE IN YOUR TOWNSHIP?

COMMENTS ON QUESTION 17 - YES

1. But hopefully a sensible structure.
2. I believe if there is a desire among some (and there must be since I received a form such as this) a vote is in order.
3. More information is needed, but I do feel some type of zoning is needed.
4. It's like a guarantee on our investments, our homes, our lives and future.
5. Would like to see what the laws would be before it's put on the ballot.
6. As long as the people know what the resolution is about and how it would affect them! So write it in English!!!

COMMENTS ON QUESTION 17 - YES

7. Depends on resolution.
8. People seemed to be misinformed about rural zoning -- if they had a better understanding they would vote for it.
9. I think our township is still in pretty good condition and I'd like to keep it that way.
10. I feel this would help agriculture.
11. Want to know about it before voting.
12. But only after the people have had an opportunity to attend educational meetings to learn more about zoning.
13. Yes, so you can sell or build on your land as you wish.
14. But not just township, counties as a whole.
15. Basically to find out more on the subject and see how the people feel about it.

COMMENTS ON QUESTION 17 - NO

1. I don't want to put a hardship on home builders and farmers.
2. No, till I read up on it more for I don't know what all it would take in.
3. I think you should have the right to do as you please as long as you do not present a problem to your neighbors.
4. City slickers and bleeding heart hypocrites outnumber farmers, who own most rural land 20 - 1. The nincompoop who asked this question must think farmers are as dumb as he is.

COMMENTS ON QUESTION 17 - UNDECIDED.

1. Would really like more information.
2. Depending on content of resolution.
3. Would like to know more how it would directly affect us.
4. This is something new to me. I do not know what to say I am filling this out in the dark. I know not very much.
5. I don't know what is is now.
6. It depends on the type of zoning resolution.
7. I would need more information regarding this issue before I could make such a decision.

COMMENTS ON QUESTION 17 - UNDECIDED

8. We are unfamiliar with the present rural zoning ordinance.
9. Not unless the people were well informed and know exactly what they were voting for.
10. We would like to have more information.